

PLANNING STATEMENT – EXTENSION AND ALTERATIONS TO DWELLINGHOUSE

GLEBE FARM
Long Green
Wortham
Suffolk
IP22 1RD



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1.0 INTRODUCTION

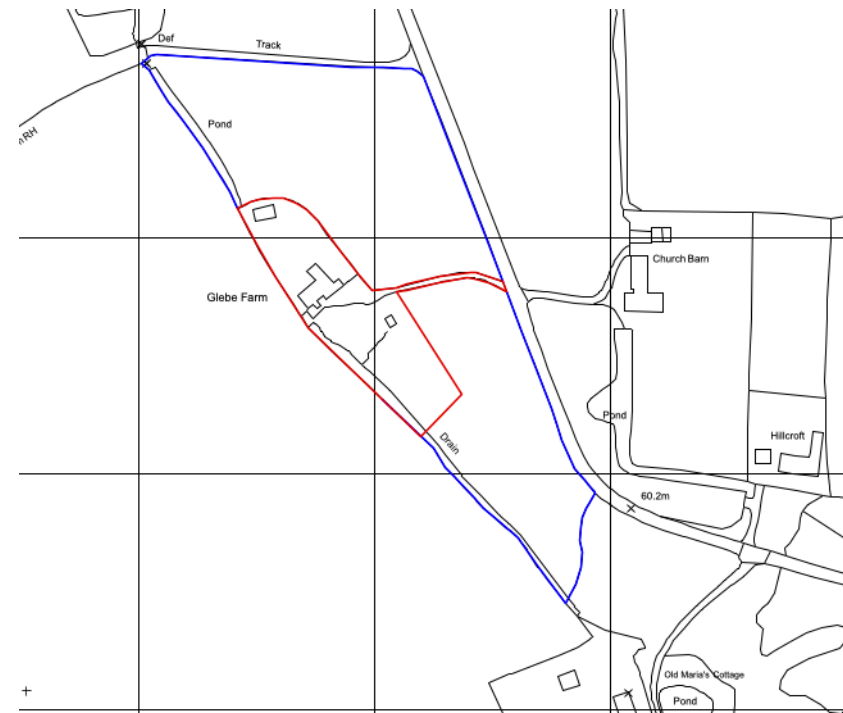
This Design and Planning Statement is submitted in support of Householder Application for-

- Demolition of existing conservatory
- Erection of single storey rear extension to form sunroom (in lieu of conservatory footprint)
- Erection of porch structure
- New window and door openings
- Relocation of oil tank location
- Amendments to window fenestrations
- Erection of 2 bay cartlodge
- Application of insulated render system to west range
- Associated landscaping

2.0 SITE USE & CONTEXT

The site is a private dwellinghouse of Glebe Farm located in Long Green in the parish of Wortham. The overall ownership comprises approx. 0.7 acres of residential curtilage and 4 acres of woodland/common land. The proposals are solely concerned with amendments within the residential curtilage.

The house is not listed and has been extended and altered in the past (last application noted 2001 Ref 0778/01/).



3.0 DESIGN PROPOSALS

The proposals comprise:

- Demolition of existing conservatory with replacement single storey extension to form sunroom. This is proposed as a replacement footprint for the conservatory removed in order to provide a thermally efficient space with insulated roof whilst still allowing visual connection to the rear garden.
- Erection of porch structure – This is proposed as a traditional structure located at a new entrance door location
 - New window and door openings – This comprises new side, rear and front elevation window openings. New first floor window openings are proposed however there are no neighbouring properties or adjoining residential curtilage so risk of overlooking/privacy is not relevant in this case.
 - Relocation of oil tank location – this is to locate the tank further from the house and shield visually from the habitable areas of the house
 - Amendments to window fenestrations – The proposal includes window and door replacements to allow significant thermal upgrade in performance.
 - Erection of 2 bay cartlodge – proposed to be located adjacent the east boundary and in close proximity to the house. The structure is single storey and traditional in form and materials.
 - Application of insulated render system to west range – Proposed as part of overall thermal upgrade of the dwelling and is proposed as external insulation system as substructure is clay lump and proposal will look to apply breathable materials.
 - Associated landscaping – this comprises minor changes to landscape retaining walls to house perimeter and patio areas.

4.0 ACCESS, TRANSPORT & HIGHWAYS

The access to the highway remains unchanged being an existing private access route via the woodland/common area to the east.

5.0 FLOOD RISK

Flood Risk – The site is within Flood Zone 1 where all types of development are acceptable.

6.0 SUMMARY

The proposals comprise minor alterations which have no impact on any neighbouring properties or wider landscape setting. The proposed new structures of sunroom, porch and cartlodge are modest in scale and form. The remaining alterations are intended to improve the thermal efficiency of the house and individually some of the elements may be considered permitted development in any case.

7.0 PHOTOGRAPHS



